

162
D.P.12749

2
D.P.210688

LOT 166 (No. 131) THOMPSON STREET
SCOTLAND ISLAND, NSW

LGA. PITTWATER

LOT 131 on DP12749

AREA OF LAND 1185m²

AREA OF PROPOSED DWELLING 358.59m²

SITE COVERAGE 200.68m² (16.93%)

ROOF COVERAGE
PROPOSED DWELLING - 179.75m²



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DADA20119/0762

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LOT 166

PROPOSED DWELLING

EFFLUENT DISPERSAL ZONE
446m²

OUTDOOR
CLOTHESLINE

DENSE VEGETATION

TREES
(TO BE REMOVED)

6500 OMP

LANDSCAPED PATH
(BY OTHERS)

GATE
(BY OTHERS)

2/22700L
RAINWATER TANK

BENCH MARK
NAIL IN TREE
RL - 18.53 (AND)

GRAVEL

BITUMEN

ROAD

THOMPSON STREET

HILDA AVENUE



SITE PLAN



EZY HOMES AUSTRALIA PTY. LTD.

A/T/F EZY HOMES UNIT TRUST
P.O. Box 175 Beenleigh QLD, 4207
Ph: (07) 3807 0937 Fax: (07) 3382 6339
Lic No.: 1041791 ABN: 37 571 717 674
www.ezyhomes.com.au

Builder

**Edmund & Maria
Burke**

Client

**Lot 166 (No.131)
Thompson Street
Scotland Island, NSW**

Project

Amendment List

19 BASIX Amendments 10.07.19 NS
14 Clients' Amendments 18.07.18 AS
15 Redesign 17.01.19 JR
16 Clients' Amendments 30.01.19 JR
17 Clients' Amendments 12.02.19 JR
18 Waste Water Design 12.03.19 JR

Drawing Title

Site Plan

166Thompson

Job No.

N Shrestha

Drawn by

12.03.19

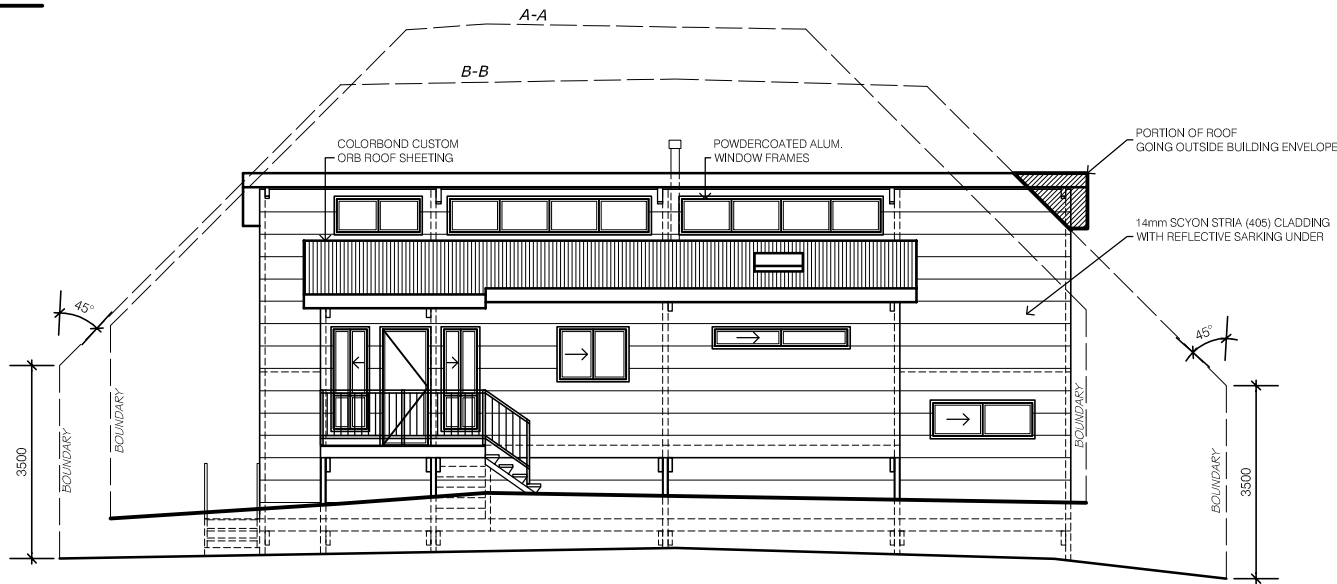
Date

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Scale

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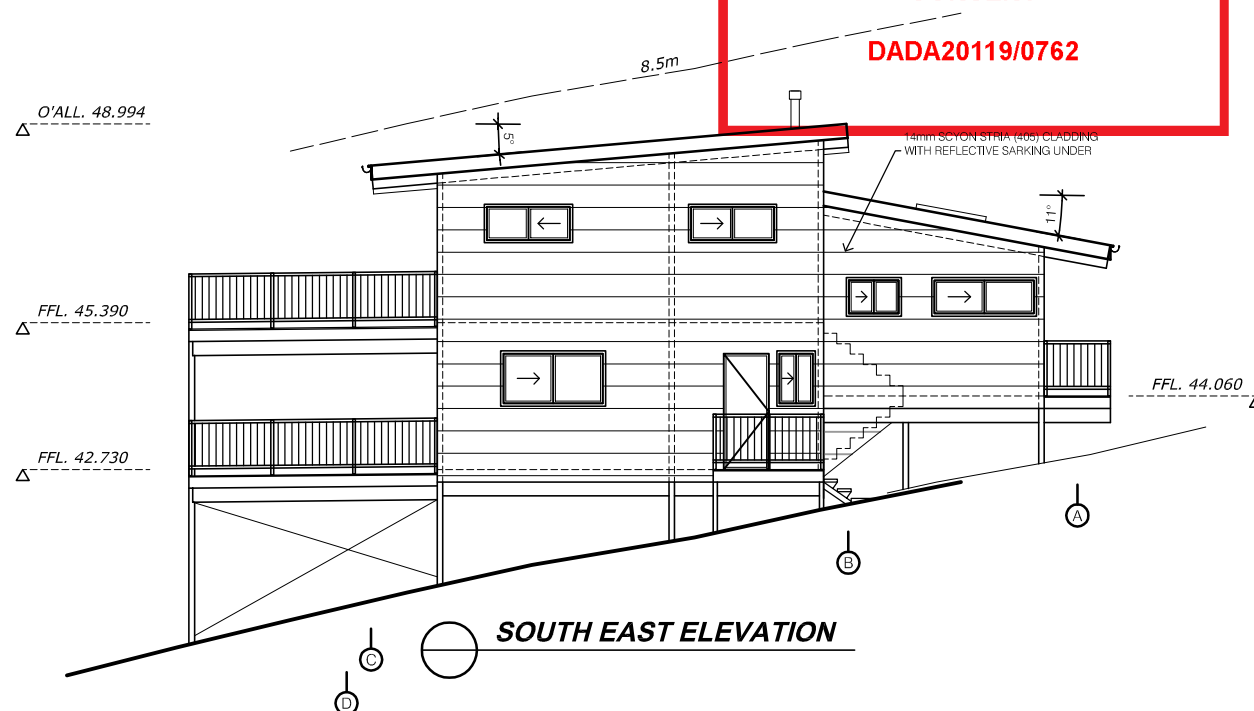
NORTH EAST ELEVATION

COLOUR SCHEDULE	
ROOF & FIXINGS	COLORBOND "Basalt"
GUTTERS / DOWNPIPES	COLORBOND "Basalt"
FASCIA / BARGE CAPPING & END CAPPING	COLORBOND "Basalt"
ROOF BEAM SIDE & END CAPS	COLORBOND "Shale Grey"
WINDOW FLASHING	COLORBOND "Surfmist"
EXTERNAL WALL CLADDING	COLORBOND "Shale Grey"
WINDOW FRAMES & TRIMS	COLORBOND "Pearl White"



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SOUTH EAST ELEVATION



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Amendment List
19 Clients' Amendments 12.02.19 JR
20. Colour Schedule 18.07.19 AS

Drawing Title

Elevations

166Thompson
Job No.

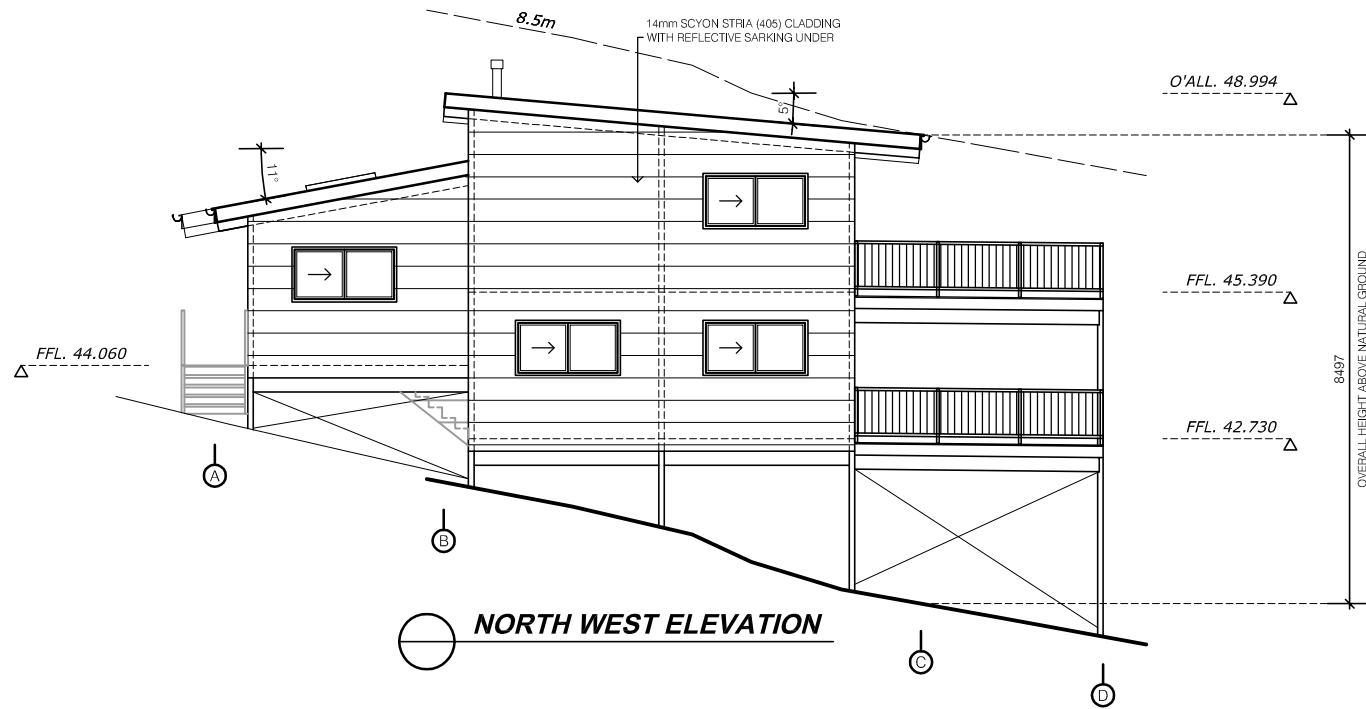
N Shrestha
Drawn by

18.07.19
Date

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Scale

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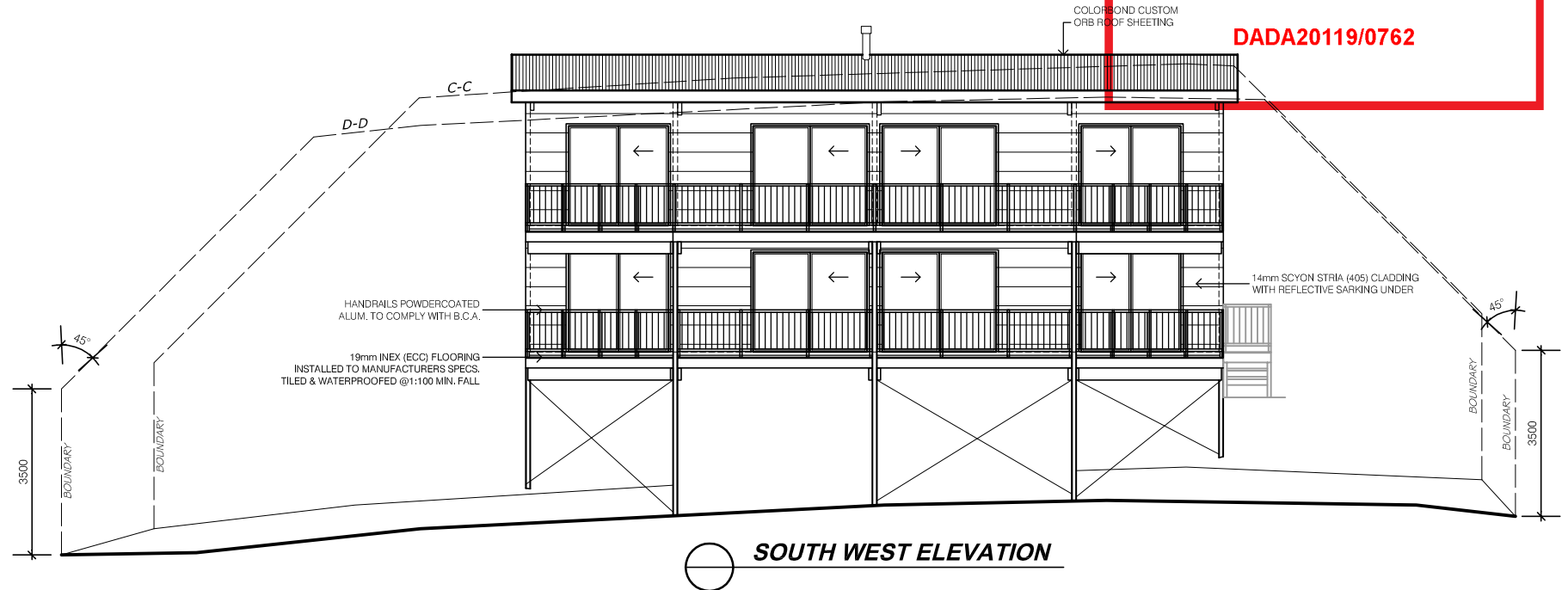


COLOUR SCHEDULE	
ROOF & FIXINGS	COLORBOND "Basalt"
GUTTERS / DOWNPIPES	COLORBOND "Basalt"
FASCIA / BARGE CAPPING & END CAPPING	COLORBOND "Basalt"
ROOF BEAM SIDE & END CAPS	COLORBOND "Shale Grey"
WINDOW FLASHING	COLORBOND "Surfmist"
EXTERNAL WALL CLADDING	COLORBOND "Shale Grey"
WINDOW FRAMES & TRIMS	COLORBOND "Pearl White"



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20. Colour Schedule 18.07.19 AS

Drawing Title

Elevations

166Thompson
Job No.

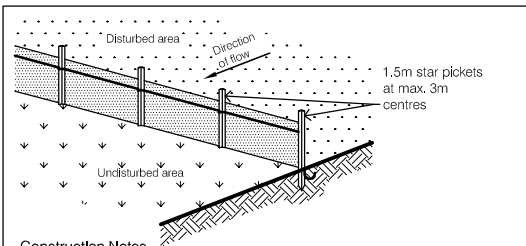
N Shrestha
Drawn by

18.07.19
Date

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Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.

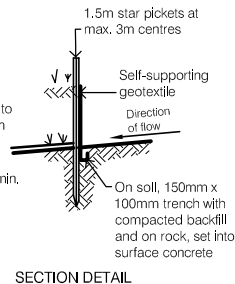
2. Drive 1.5m long star pickets into the ground, 3.0 meters apart (max.).

3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.

4. Fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.

5. Join sections of fabric at a support post with a 150mm overlap.

6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.



SECTION DETAIL

SEDIMENT FENCE

SD 6-8

NOTE:-

1. All construction & earth works will not start until the erosion and sediment control works outlined on this plan have been completed.

2. Gutters will be connected to the stormwater system or rain water tanks as soon as possible.

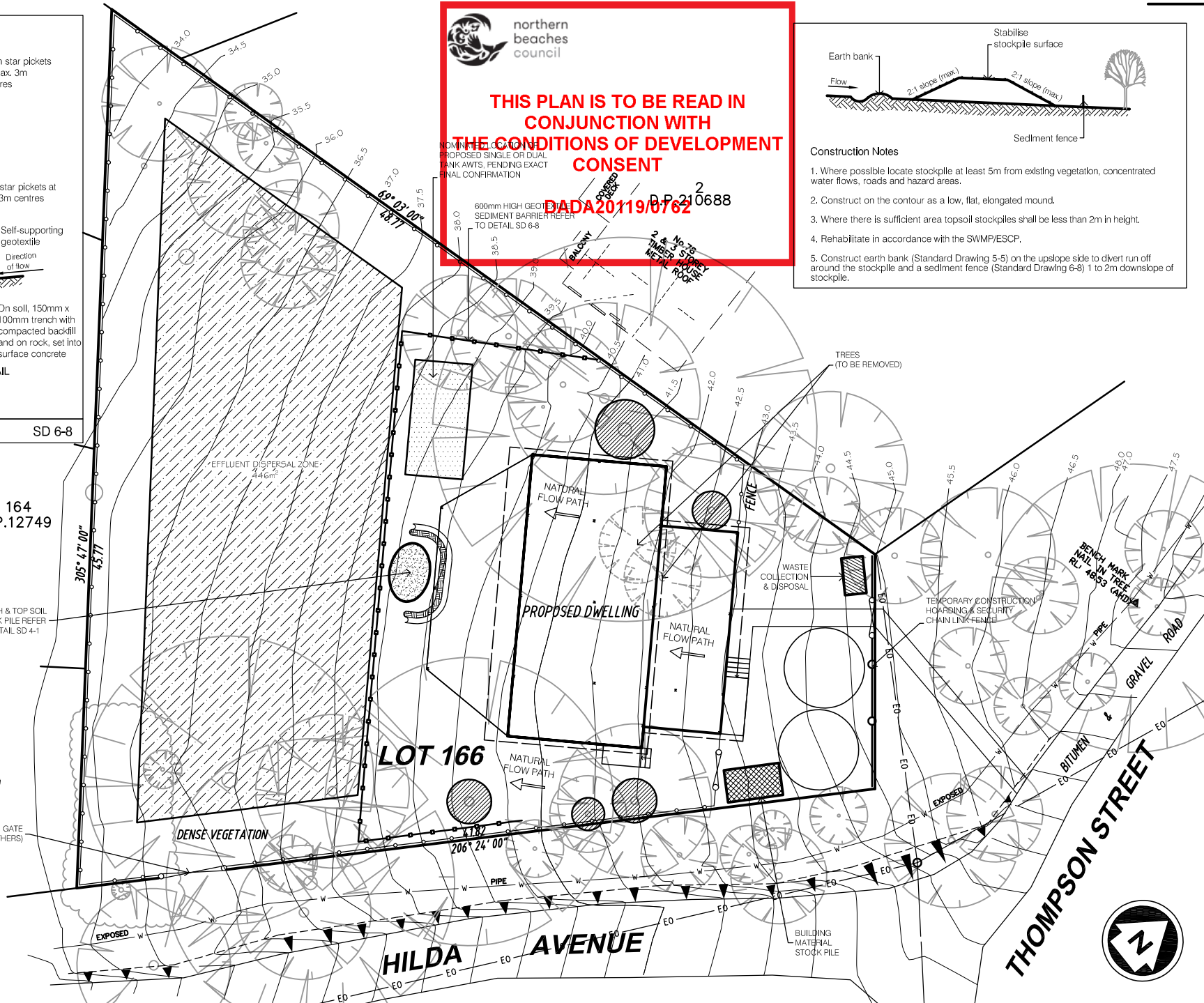
3. Approved bins for building waste, concrete and mortar slurries, paints, acid washing and litter will be provided and arrangements made for regular collection.

4. All stockpiles will be placed in the location shown and at least 2 meters clear of possible water flow.

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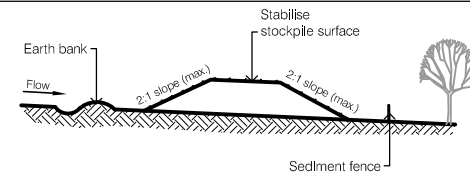
GATE
(BY OTHERS)



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600mm HIGH GEOTEXTILE
SEDIMENT BARRIER REFER
TO DETAIL SD 6-8



Construction Notes

1. Where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.

2. Construct on the contour as a low, flat, elongated mound.

3. Where there is sufficient area topsoil stockpiles shall be less than 2m in height.

4. Rehabilitate in accordance with the SWMP/ESCP.

5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2m downslope of stockpile.



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Burke

Client

Lot 166 (No.131)
Thompson Street
Scotland Island, NSW

Project

Amendment List
01 Preliminary Draft 15.02.19 AS
02 Waste Water Design 12.03.19 JR

Drawing Title

Erosion And Sediment Control Plan

166Thompson

Job No.

A Shrestha

Drawn by

12.03.19

Date

1:400 @ A3

Scale

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Sheet

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AREA OF LAND - 1185m²
AREA OF HARD LANDSCAPE - 281.22m²
AREA OF SOFT LANDSCAPE - 903.78m²

NEW TREE PLANTING SCHEDULE



WHITE SALLOW WATTLE
(*Acacia floribunda*)

16 Nos.



TURPENTINE
(*Syrcarpia glomulifera*)

4 Nos.



GRASS AREA



northern
beaches
council

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TREES
(TO BE REMOVED)

LANDSCAPE PLANT
(BY OTHERS)

NOMINATED LOCATION OF
PROPOSED SINGLE OR DUAL
TANK AWTS. PENDING EXACT
FINAL CONFIRMATION

COVERED
DECK

2 & No. 76
TOWER HOUSE
METAL ROOF

PROPOSED DWELLING
LOT 166

GATE
(BY OTHERS)

GATE
(BY OTHERS)

DENSE VEGETATION

HILDA AVENUE

THOMPSON STREET



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Amendment List
01 Preliminary Draft 15.02.19 AS
02 Waste Water Design 12.03.19 JR
03 Client's Amendments 10.07.19 NS

Drawing Title

Landscape Plan

166Thompson
Job No.

A Shrestha
Drawn by

10.07.19
Date

1:400 @ A3
Scale

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Water Commitments

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (>7.5 but <= 9 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 45,000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 170square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- all hot water systems in the development
- all indoor cold water taps (not including taps that supply clothes washers) in the development

Greywater treatment system

The applicant must install a greywater treatment system on the site. This system must meet, and be installed in accordance with, the requirements of all applicable authorities.

The applicant must configure the greywater treatment system so that greywater for recycling is collected from:

- the laundry
- each bathroom (but not the toilets)
- the entire household

The applicant must connect the greywater treatment system to:
a sub-surface or non-aerosol irrigation system, or if the greywater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (Note: NSW health does not recommend that greywater be used to irrigate edible plants which are consumed raw)

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: Electric instantaneous

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof; Operation

control: manual switch on/off

Laundry: individual fan, ducted to facade or roof;
Operation control: manual switch on/off

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 3 of the bedrooms / study;
- at least 3 of the living / dining rooms;
- the kitchen;
- all bathrooms/toilets;
- the laundry;
- all hallways;

Natural lighting

The applicant must install a window and/or skylight in kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting

Alternative Energy

The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other

The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.



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DADA20119/0762

It's too ezy!



ABN: 37 571 717 674
Ezy Homes (Australia) Pty Ltd
A/T/F: Ezy Homes Unit Trust

18 July 2019

Dear Eddie

Re: Lot 166 (No. 131) Thompson Street Scotland Island NSW 2105

Could you please make your choice of the colour selection you wish to use on your new home by using the **Colorbond Living web link below** & kindly notify us in writing of your colour selection for the items listed below?

<http://colorbond.com/colour>

1. Roof: Basalt
2. Gutters: Basalt
3. Barge Capping (Flashing to the ends of the roof): Basalt
4. Roof Beam Side and End Caps: Shale Grey
5. Window Flashing (use Colorbond colours): Surfmist (white – same as windows)
6. Cladding – North East Elevation: Shale Grey
7. Cladding – South East Elevation: Shale Grey
8. Cladding – North West Elevation: Shale Grey
9. Cladding – South West Elevation: Shale Grey
10. Window Frames: Pearl White



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(web link to Dowell windows below, please select from your state)

<http://www.dowell.com.au/brochures.html>

Please sign & return the copy of this letter to confirm your selections for our files.



Regards

Leanne

Clients Signature

54 York Street, BEENLEIGH
P.O. Box 175, BEENLEIGH QLD 4207

Phone: (07) 3807 0937
Fax: (07) 3382 6339